GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Tirupati Urban Development Authority – Change of land use from Special Development Zone to Residential Zone and Water body to Special Development Zone (along the water body) in Sy.Nos 58(P), 59(P), 60(P), 69(P) & 70(P) at Damineedu Village, Tiruchanur Panchayat, Tirupati to an extent of Ac.7.39 cents – Draft Variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 189 **Dated:26.08.2015.**

Read the following:-

1. Representation received from M/s Gajalakshmi Builders & Developers dated:25.06.2011.
2. Government Lr.No.16288/H2/2011, MA&UD (H2) Department, dated:30.6.2011, 08.02.2012.
3. From the VC, TUDA, Lr.Roc.No.2065/ G1/2011, dated:25.1.2012, 29.06.2013, 16.07.2013.
4. Government Lr.No.16288/H2/2011, MA&UD (H2) Department, dated:12.08.2013, 10.09.2013.
5 From the District Collector, Lr.Roc.No.F6/720/2013, dated:27.12.2013.
6 Government Lr.No.16288/H2/2011, MA&UD (H2) Department, dated:21.08.2014.
7 From the VC, TUDA, Lr.Roc.No.2065/G1/2011, dated:29.12.2014.
8 Government Memo.No.11411/I2/2011, MA&UD (I2) Department, dated:30.06.2012.
9 Government Lr.No.16288/H2/2011, MA&UD (H2) Department, dated:10.02.2015.
10 From the VC, TUDA, Lr.Roc.No.2065/G1/2011, dated:04.05.2015 and 16.06.2015.
11 From Andhra Pradesh Gazette No.43, Part-I, dated:21.02.2015

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ORDER:-

The draft variation to the land use envisaged in the Master Plan for Tirupati Urban Development Authority, Tirupati issued in the Government Memo 9th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.43, Part-I, Dated:21.02.2015. In the letter 10th read above the Vice Chairman, Tirupati Urban Development Authority, Tirupati has reported that the draft variation notification was published in two Daily News Papers, calling for objections & suggestions and upon publication of notification no objections and suggestions were received from the public within the stipulated period and also informed that the applicant has paid an amount of Rs.70,507/- towards publication charges. In the reference 7th read above, the Vice Chairman, Tirupati Urban Development Authority has reported that the applicant has paid the amount Rs.2,99,230/- as Development charges and Rs.4,48,840/- as Conversion charges. Hence, the draft variation is confirmed.

(P.T.O.)

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Hyderabad.
The Vice Chairman, Tirupati Urban Development Authority, Tirupati.
Copy to:
The applicant through Vice Chairman, Tirupati Urban Development Authority, Tirupati.
The Commissioner, Tirupati Municipal Corporation, Tirupati.
The Special Officer & Competent Authority, Urban Land Ceiling, Tirupati.
The District Collector, Chittoor District, Chittoor.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan for Tirupati TUDA region and its vicinity area which was sanctioned in G.O.Ms.No.148, M.A. & U.D. Dept., dt.21-3-2005 is proposed to make in exercise of the powers conferred by Sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 read with rule 13 of Urban Development Authority, Tirupati Rules, 1983 is hereby published as required by sub-section (3) of the said Act.

VARIATION

The site falling in Sy.Nos.59/4, 5, 6, 7, 8, 11, 60/3, 4, 5, 6, 8, 9, 10, 11, 13, 69/6, 8, 9, 10, 12, 16 and 70/2, 4, 5, 7, 8, 9, 10, 11, 12, 13 of Damineedu (V), in Tiruchanur Gram Panchayat of Tirupati Rural (M), to an extent of 7.39 acres, boundaries of which are given in the schedule below, is presently earmarked for Special Development use in the Zonal Development Plan for Tirupati Zone and its vicinity area which was sanctioned in G.O.Ms.No.149, MA, Department, dt.21.3.2005 is now designated as Residential Use, which is shown in modification to Master Plan in MMP No.05/2014, Tirupati Urban Development Authority which is available in the office of the Tirupati Urban Development Authority, Tirupati, subject to the following conditions: namely:-

1. That the applicant shall pay the development / conversion charges to the Tirupati Urban Development Authority.
2. That the applicant shall hand over the land for road widening if any, on free of cost to the concerned authority through Registered Gift Deed.

Contd…3

3. The applicant has to provide sufficient buffer as per G.O.Ms.No.168, MA&UD Dated:07.04.2012 on water body side.
4. That the applicant shall obtain approval of building plans for construction of buildings from Tirupati Municipal Corporation, Tirupati duly paying necessary charges to Tirupati Municipal Corporation, Tirupati and Tirupati Urban Development Authority, Tirupati as per rules in force.
5. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Tirupati Urban Development Authority/Tirupati Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. After approval of the change of land use the applicant have to apply to Tirupati Urban Development Authority for necessary development permission duly paying the charges / fees to Tirupati Urban Development Authority, Tirupati.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
9. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
10. Any other conditions as may be imposed by Vice Chairman, Tirupati Urban Development Authority, Tirupati.

SCHEDULE OF BOUNDARIES

North	:	Tank in Sy.No.58.
South	:	Vacant lands in Sy.No.59.
East	:	Existing vacant sit / tank in Sy.No.58.
West	:	Existing layout in L.P.No.55/G1/2012.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER